

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 Fax: 01200 414488

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Town and Country Planning Act 1990

**PLANNING PERMISSION**

**APPLICATION NO:** 3/2017/0275

**DECISION DATE:** 25 May 2017

**DATE RECEIVED:** 03/04/2017

**APPLICANT:**

Mrs J L Gelder  
8 Lyndale Close  
Wilpshire  
Lancashire  
BB1 9LX

**AGENT:**

Mr R Fish  
6 Knighton Avenue  
Blackburn  
Lancs  
BB2 7BU

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**DEVELOPMENT PROPOSED:** Single storey kitchen and living room extension in the rear garden of dwelling.

**AT:** 8 Lyndale Close Wilpshire Lancashire BB1 9LX

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  
Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Drawing reference: 263/17

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. All new external work and finishes shall match those of the existing dwellinghouse in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.  
Reason: To ensure that the materials to be used are appropriate to the locality in accordance with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

P.T.O.

4. Before the occupation of the proposed extension a 1.8 metre high close boarded fence shall be installed on the boundary with 7 Lyndale Close for the length facing the proposed patio and retained thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

**Note(s)**

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.
3. The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. Whether or not this was used, the Local Planning Authority has endeavoured to work proactively and positively to resolve issues and considered the imposition of appropriate conditions and amendments to the application to deliver a sustainable form of development.
4. For the avoidance of doubt, the height of the fence required by condition 4 shall be measured from the patio level.